

Schoolcraft Township Planning Commission
Proposed Minutes of the meeting held on Monday, June 5, 2017

A meeting of the Schoolcraft Township Planning Commission was held on Monday, June 5, 2017 at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT: David Aubry
Charles Bibart
Greg Feldmeier
Len Jaworski
Barry Visel

MEMBERS ABSENT: Dave Reno

OTHER ATTENDEES: Supervisor Ulsh
Five other citizens

Chairman Visel opened the meeting at 6:00 pm.

APPROVAL OF AGENDA:

A motion was made by Dave Aubry with support from Greg Feldmeier to approve the agenda as issued. **Motion carried 5-0**

MINUTES OF PRIOR MEETING:

A motion was made by Len Jaworski and supported by Dave Aubry to approve the proposed minutes of the May 1, 2017 meeting, without correction. **Motion carried 5-0**

CITIZEN TIME ON NON-AGENDA ITEMS:

Terence Sells was present to inquire about the application of the ordinance provisions for home business to his proposed activity of trading antique fire arms from his home in an R1 district. Because of the low volume, mail order nature of the proposed activity, Commissioners generally agreed that the activity was basically a hobby and not subject to Home-Based Business Characteristics (2-10, 11).

NEW BUSINESS

a. Public Hearing: Lewis Land Use Plan and Zoning changes

Chairman Visel opened the public hearing at 6:22 pm. Don Lewis was present to discuss his applications. Tom Newhouse, owner of the adjacent parcel to the south, was present Shaver Road, was received. The public hearing was closed at 6:40 pm, as no other comments were received. Discussion of the Commission centered around the actual land involved and the general intent of the Master Plan.

As the application to change the Future Land Use Plan Map designation of the parcel from Manufactured Home Park and Rural Preservation to US 131 Corridor is generally consistent with the intent of the Master Plan and a zoning change from Rural Residential to US 131 Corridor Commercial/Industrial is then appropriate, a motion: to approve the proposed change to the Future Land Use Plan Map, and to recommend approval to the Township Board to change the zoning as requested, was made by Len Jaworski with support from Dave Aubry. **Motion carried 5-0**

b. Site Plan Review: Cloverleaf Storage

Judy Hambley and Ryan Glass were present to discuss the site plan for Cloverleaf Storage which included the construction of two new storage buildings on the site. The project will increase storage capacity but will involve no new uses on the site. It was noted that the site plan received did not include front, side, and rear elevations for the new buildings (item 21 on the Site Plan Review Checklist) but was otherwise generally consistent with Site Plan Approval Criteria. A motion to approve the Site Plan pending an update to include Checklist Item 21 information was made by Dave Aubry with support from Len Jaworski. **Motion carried 5-0**

- c. Site Plan Review: Industrial Drive:** Ryan Glass was present to discuss the site plan for the 15165 S. Industrial Drive property which included an addition to the current building. It was noted that the site plan received did not include front, side, and rear elevations for the new building addition (item 21 on the Site Plan Review Checklist) but was otherwise generally consistent with Site Plan Approval Criteria. A motion to approve the Site Plan pending an update to include Checklist Item 21 information, was made by Len Jaworski with support from Dave Aubry. **Motion carried 5-0**

OLD BUSINESS

- a. Residential Fowl:** Supervisor Ulsh updated the Commission on the Portage and Kalamazoo ordinances concerning the issue of raising chickens on residential parcels. Both municipalities allow keeping a limited number (6) of hens in permitted/approved housing. Greg Feldmeier will discuss the issue with the Township Board to gauge their level of support for such ordinance provisions in Schoolcraft Township. Commissioners generally felt comfortable with considering a limited number of hens in the R1 district.

- b. **Parking requirements in all districts:** The Commission continued discussion on our ordinance section 21 covering parking. Commissioners generally felt that our parking ordinance requirements are cumbersome and often difficult to apply, especially for the diversity of small businesses permitted in the 131 Corridor. Chairman Visel and Supervisor Ulsh volunteered to review the situation and determine if a more streamlined approach might be helpful.

REPORT FROM THE TOWNSHIP BOARD

Supervisor Ulsh and Greg Feldmeier updated the Commission on board activities including updating land-split fee schedule, rules for cemetery grave site adornments, and support to the Village of Vicksburg for waterfowl control.

REPORT FROM THE ZONING BOARD OF APPEALS; No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME: Commissioners discussed the need to upgrade the quality of site plan submissions. As the drawings and info form the Commission's basis of approval and document the purpose and scope of projects it is critical to have completed, updated, and clearly presented materials. Supervisor Ulsh will work with Zoning Administrator Hamilton to identify process improvements.

With no further business, Chairman Visel adjourned the meeting at 7:23 pm.

Respectfully Submitted
Charles Bibart
PV6.6.17